

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 4
FOR THE REGULAR MEETING OF
TUESDAY, MARCH 23, 2004 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARING:

ITEM-S500: The Bishop’s School.

Matter of approving, conditionally approving, modifying or deny an application to allow the removal of surrounding buildings and construction and expansion of school facilities throughout the school campus. The proposed expansion will demolish nine existing buildings located at 7560-7564, and 7568-7570 Draper Avenue and 7536-7540, and 7545 Cuvier Street, and construction of a new two-story Science Building to total 19,807 square-feet of gross floor area, a two-story Arts & Athletics Building to total 20,000 square-feet, a two-story Library Building to total 20,000 square-feet, subterranean parking garage with artificial turf field over the garage, expansion of the existing swimming pool, and relocation of the existing tennis courts, on a 9.96 acre property. The existing school facilities total 177,650 square feet in gross floor area, with the proposed expansion the new total would be approximately 313,916 square feet of gross floor area. The proposed expansion also includes an increase to the student enrollment from 660 to 725 total students. The proposed Public Right-Of-Way Vacation is for a 75 foot long portion of Cuvier Street east of school site and a 225 foot long segment of the alley between Cuvier Street and Draper Avenue. The Easements to be Abandoned and Dedicated involves a number of storm drain, sewer, and public utility easements within the project site. The project site is located at 7607 La Jolla Boulevard, within Zone 5 (Multifamily Residential) and Zone 6 (Cultural) of the La Jolla Planned District, Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Beach Parking Impact Overlay Zone and within the La Jolla Community Planning Area.

(See City Manager Report CMR-04-059. CDP No. 10728/SDP No. 10727/SUP No. 10729/PDP No. 80680/Amendment to SDP and CDP No. 41-0217/Public R-O-W Vacation No. 10730/Easement Dedication and Abandonment No. 10731/PTS No. 6162. La Jolla Community Plan Area. District-1.)

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARING: (Continued)

ITEM-S500: (Continued)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in subitems A and C; and adopt the resolution in subitem B to grant the permit:

Subitem-A: (R-2004-980)

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration No. 6162 on file in the Office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and State guidelines, and that said declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by the Council in connection with the approval of a coastal development permit, site development permit, special use permit, and planned development permit for the Bishop's School project;

Approving the Mitigated Negative Declaration and adopting the Mitigation Monitoring and Reporting Program;

Directing the City Clerk to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisor for the County of San Diego for this project.

Subitem-B: (R-2004-)

Adoption of a Resolution granting or denying Coastal Development Permit No. 10728/Site Development Permit No. 10727/Special Use Permit No. 10729/Planned Development Permit No. 80680/Amendment to Site Development Permit and Coastal Development Permit No. 41-0217, with appropriate findings to support Council action.

Subitem-C: (R-2004-981)

Adoption of a Resolution approving Parcel Map W.O. 422165.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARING: (Continued)

ITEM-S500: (Continued)

OTHER RECOMMENDATIONS:

Planning Commission on March 4, 2004, voted 6 – 0 to approve; no opposition.

Ayes: Steele, Ontai, Schultz, Brown, Chase, Garcia

Not present: Lettieri

The La Jolla Community Planning Association, on October 3, 2003, voted 13-0-1, to recommend approval of the proposed project with one condition.

CITY MANAGER SUPPORTING INFORMATION:

Project Description—The project proposes to demolish nine, currently off-site, existing buildings located adjacent to the project's south and southeast sides, along Draper Avenue and at the northern terminus of Cuvier Street. These parcels are then proposed to be incorporated into the existing 9.96 acre school project area. The expansion and construction for the school facility would be phased to include a two-story science building to total approximately 19,807 square feet, a subterranean parking garage, artificial turf athletic field over the subterranean garage, public right-of-way vacations, and expansion of the existing swimming pool. Subsequent development phases include construction of a two-story Arts & Athletics Building to total approximately 20,000 square feet, a two-story Library Building to total approximately 20,000 square feet, and relocation of the tennis courts further north along Draper Avenue. The proposed expansion of the school facility would increase the project area from 9.96 acres to 11.1 acres, the total building square footage would be increased from 177,650 to 313,916, the total provided off-street parking spaces would be increased from 164 to 257, and the student enrollment would be increased from 660 to 725.

The proposed building elevations of the science building, arts and athletic building, and the library building indicate the use of stucco and plaster, trellis columns, and vinyl clad windows with color matching the existing buildings on campus. The overall architectural theme of the three new buildings is designed to be architecturally sympathetic to the original campus architecture and was reviewed by the City's Historic Resources Board Staff.

Proposed grading would consist of 60,500 cubic yards of cut and 1,500 cubic yards of fill for a maximum depth of cut of 25 feet. Approximately 59,000 cubic yards of material will be exported offsite.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARING: (Continued)

ITEM-S500: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The proposed Public Right-Of-Way Vacation is for a 75 foot long portion of Cuvier Street east of school site and a 225 foot long segment of the alley between Cuvier Street and Draper Avenue. A new alley is proposed bordering the southern property line of the campus. The Easements to Abandoned and Dedicated involves a number of storm drain, sewer, and public utility easements within the project site.

FISCAL IMPACT:

None. All cost associated with the processing of the project are paid from a deposit account maintained by the applicant.

Ewell/Christiansen/GRG

LEGAL DESCRIPTION:

The 9.96 acre project is located at 7607 La Jolla Boulevard, within Zone 5 (Multifamily Residential) and Zone 6 (Cultural) of the La Jolla Planned District, Coastal Overlay Zone, Beach Parking Impact Zone and the La Jolla Community Planning Area and is more particularly described as Lots 1 through 10 inclusive, 12, 13, 36, 37, and 41 through 46 inclusive, in block 12 of La Jolla Park; Lots 1, and 25 through 37 inclusive, in block 13 of La Jolla Park; Lots 1 through 24 inclusive, in block 18 of La Jolla Park; and Lots 3 through 20 inclusive, in block 19 of La Jolla Park, in the City of San Diego, County of San Diego, Parcel Map No. 352.